



# **Hughesville Village Zoning**

## **Planning Commission Public Hearing**

**April 10, 2017**

Presenters:

Jenifer Huff, Environmental Resources Management

Amy Blessinger, Planner III

# Project Overview

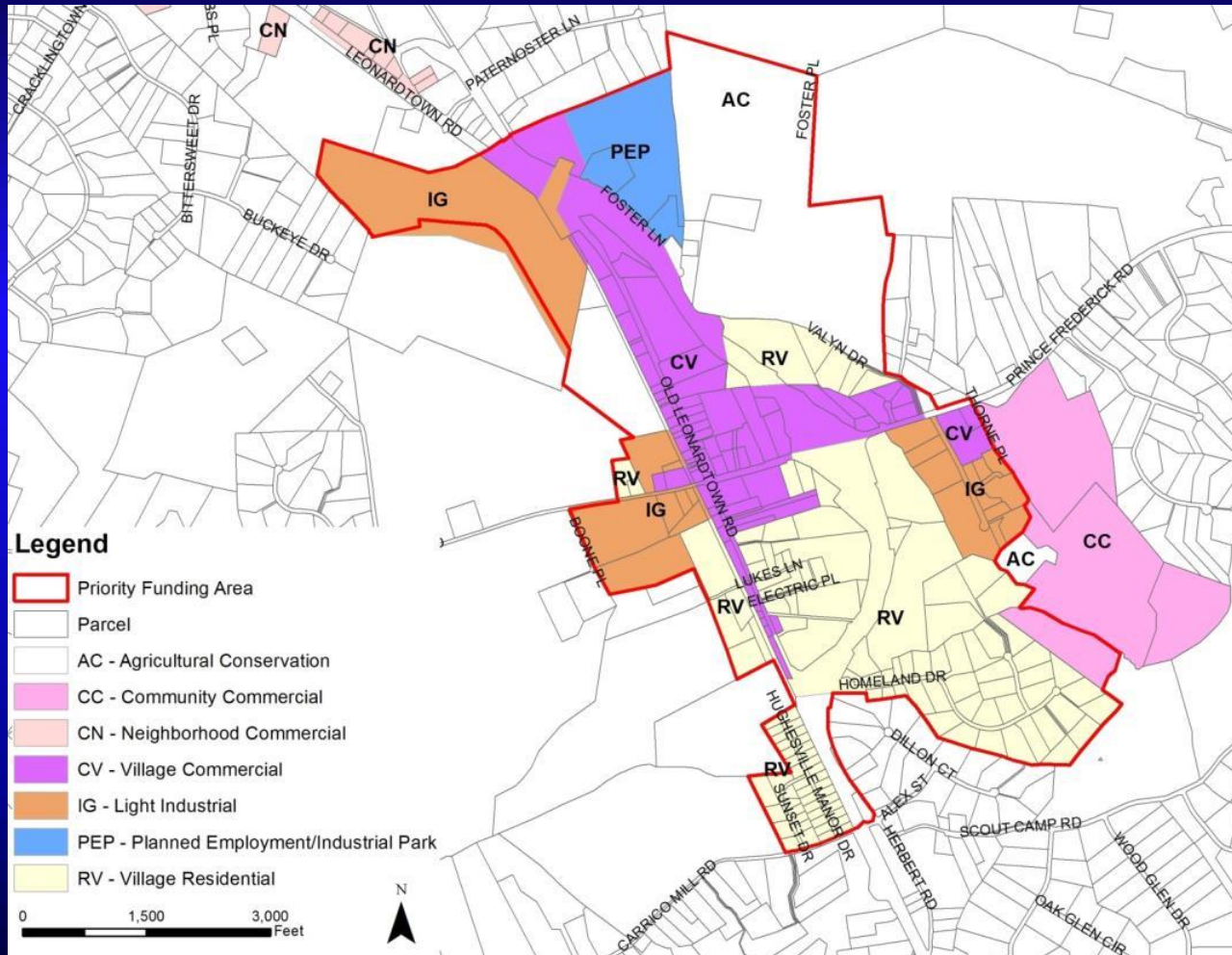
## PURPOSES

- Implement 2007 Hughesville Village Revitalization Plan
- Develop new zoning regulations and map for Hughesville

## Project Area:

- The Hughesville Village PFA (Priority Funding Area)

# Project Area



# Zoning Development Process

- ✓ Initial public meeting, July 2015
- ✓ Write issue paper: preliminary concepts
- ✓ Second public meeting, October 2015
- ✓ Draft proposed zoning regulations and map
- ✓ Public input solicited and incorporated in the draft zoning, Dec 2016-Jan 2017
- Legislative process

# Zoning Package

- Consists of four documents:
- A: Zoning Text Amendment #17-145
- B: Zoning Map Amendment #17-55
- C: Architectural and Site Design Standards – Minor Revisions
- D: Historic Preservation Brochure

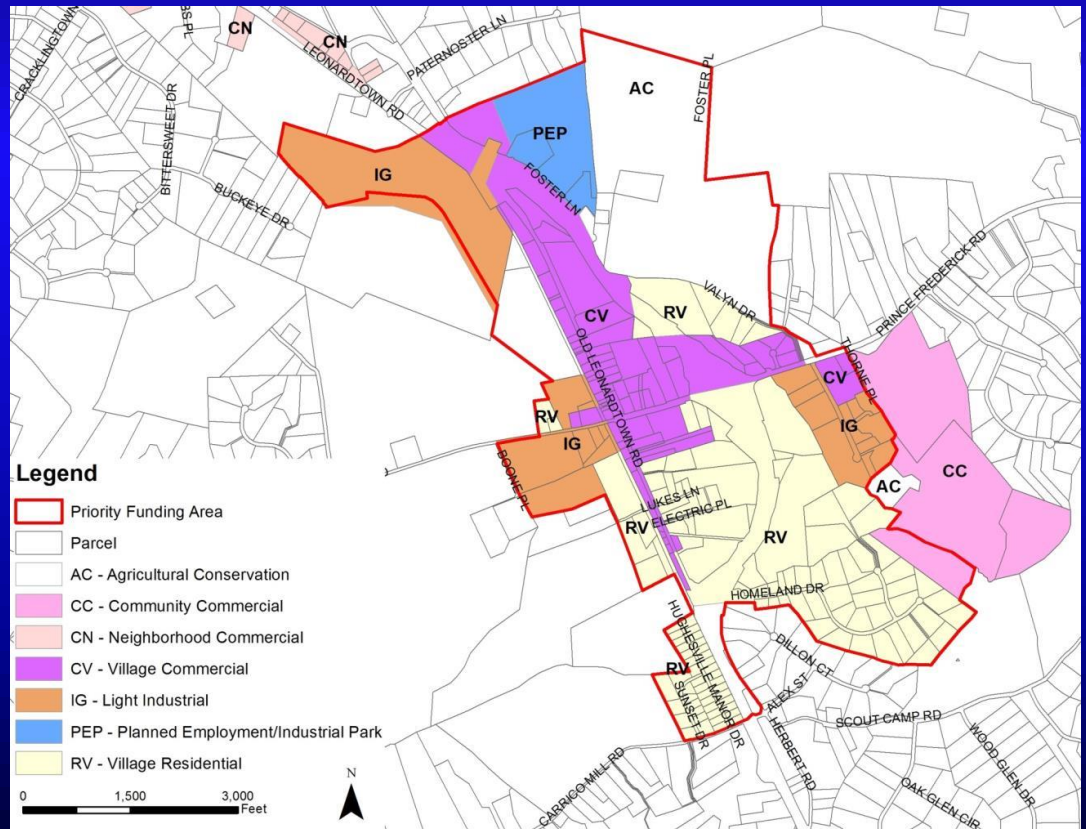
# **ZONING TEXT AMENDMENT #17-145**

# Issues with Current Zoning Districts

- ❑ Not pedestrian friendly or appropriate for traditional village setting
  - No maximum setbacks
  - Parking allowed in front of buildings
  - Larger minimum lot sizes
  - Streetscape not emphasized

# Current Zoning Districts

- CV – Village Commercial
- RV -- Village Residential
- IG – General Industrial
- PEP – Planned Employment Park
- AC – Agricultural Conservation
- CC – Community Commercial



# Proposed Hughesville Village Zone

## ➤ One Zoning District:

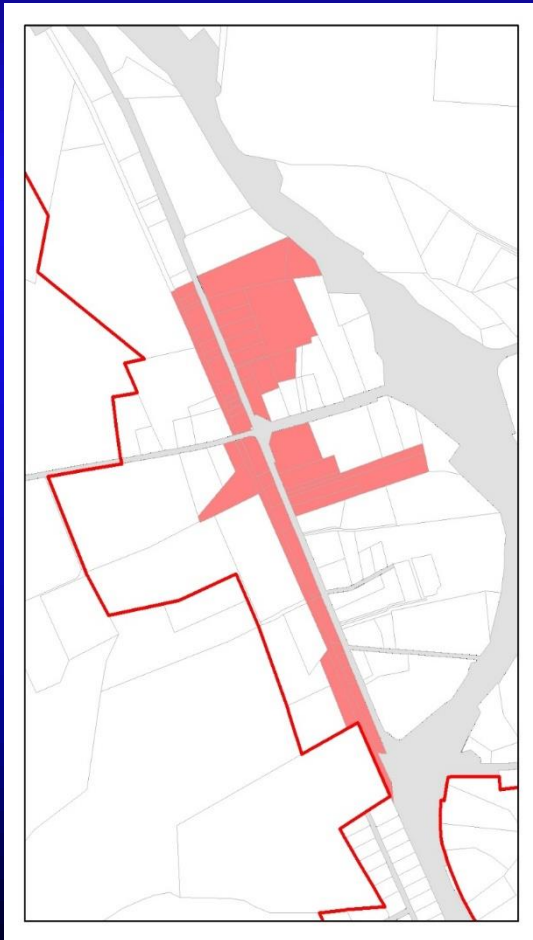
- **Hughesville Village District**

## ➤ With four Sub-Zones:

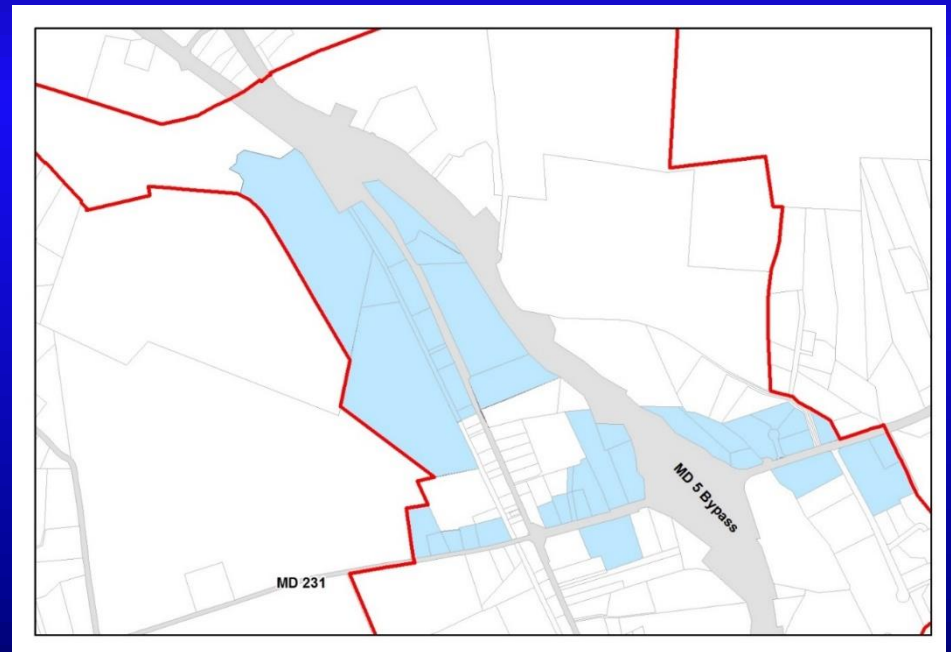
- Hughesville Village Core
- Hughesville Village Gateway
- Hughesville Village Residential
- Hughesville Village Employment

Having a single district will emphasize Hughesville's identity.

# Village Core Sub-Zone



# Village Gateway Sub-Zone



# Village Core and Gateway

- ❑ Different from current zoning – intent is to enhance village pattern and setting
- ❑ 1 and 2 story buildings allowed
- ❑ Mixed-use: commercial and residential allowed
- ❑ Pedestrian-friendly storefront design and amenities
- ❑ Architectural standards for commercial development to encourage pedestrian traffic
- ❑ Parking to side or rear of building

# Village Core and Gateway

- ❑ Maximum Densities
  - ❑ 5 homes/acre in residential subdivision
  - ❑ 8 homes/acre in mixed use building  
(apartment above first floor commercial)
- ❑ New buildings along Old Leonardtown Road or MD Route 231: only commercial/office (can have 2<sup>nd</sup> floor apartment)
- ❑ Existing dwellings may remain and be expanded

# Distinctions between Core and Gateway

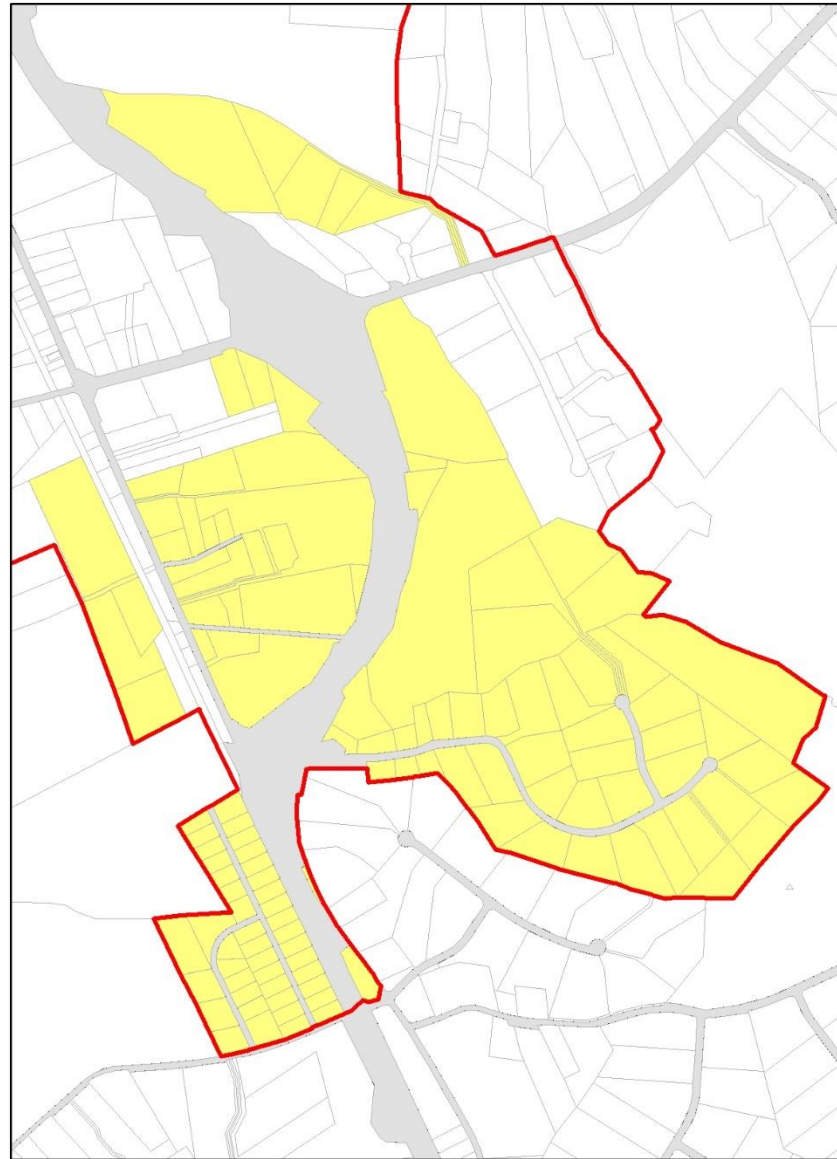
## Core:

- 15-foot maximum setback from road
- Small-scale businesses (up to 15,000 square foot floor area)

## Gateway:

- 40-foot maximum setback from road
- Larger individual businesses (up to 40,000 square foot floor area)
- More extensive landscaping along road frontage

# Village Residential Sub-Zone



# Village Residential Sub-Zone

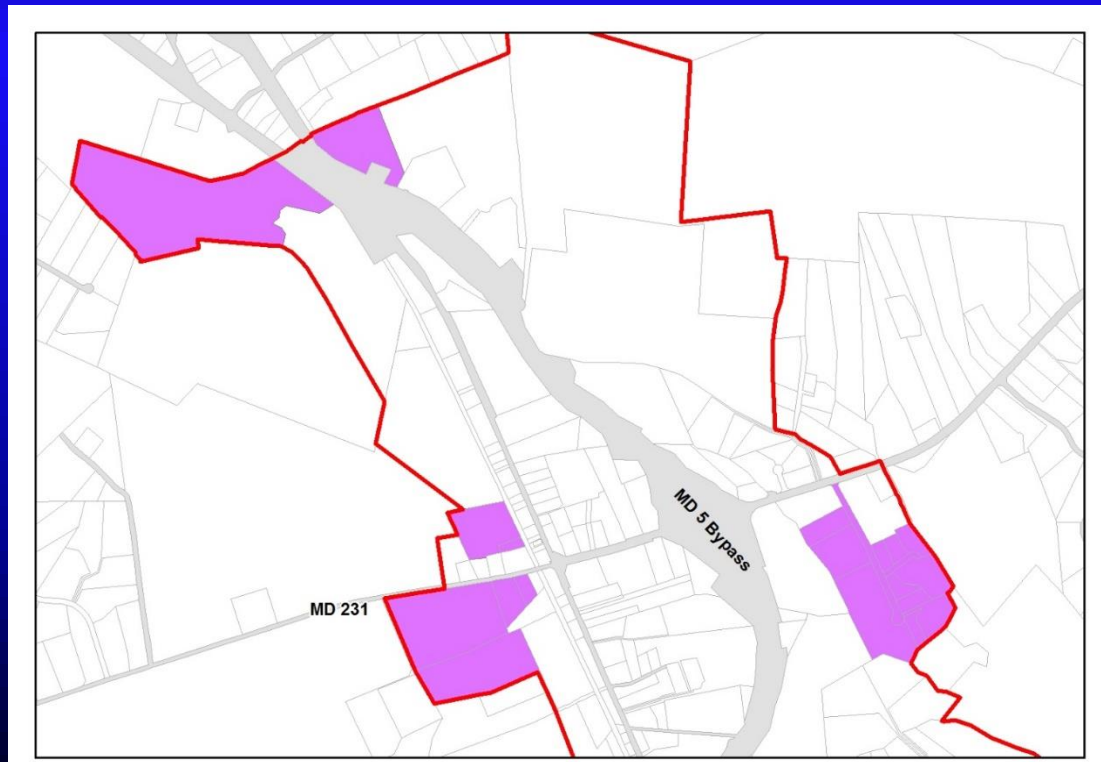
- Mostly same area as current Village Residential (RV)
- Permitted uses are similar to current RV: single-family detached homes
- 10,000 square foot minimum lot size – smaller than RV
- New homes: requires similar front setbacks and scale to be compatible with existing houses

# Village Residential Sub-Zone

- ☐ Densities – same as current RV
  - ☐ Max of 1.8 homes/acre for properties on well and septic
  - ☐ Max of 3 homes/acre for properties with central water and sewer

# Village Employment Sub-Zone

- Includes SMECO properties and Hughesville Industrial Park
- Light Industrial uses and utility uses



# Village Employment Sub-Zone

ONLY for properties with frontage on Old Leonardtown Road or MD Route 231:

- ☐ More intensive landscaped buffer along the street frontage
- ☐ Garage bay entrances on side or rear wall
- ☐ Fences must be materials such as brick, stone, finished decorative concrete, wrought iron or similar finishes
- ☐ Outdoor storage, loading and outdoor operations areas must be located in a rear yard

# Automotive Uses

- ❑ Several businesses in Hughesville
- ❑ Permitted uses – auto repair, sales
- ❑ Proposed requirements (new uses) include:
  - All display and parts storage must be within fully enclosed building
  - Service bay doors open to the side or rear of the building
  - Vehicle storage to the side or rear of the building and screened

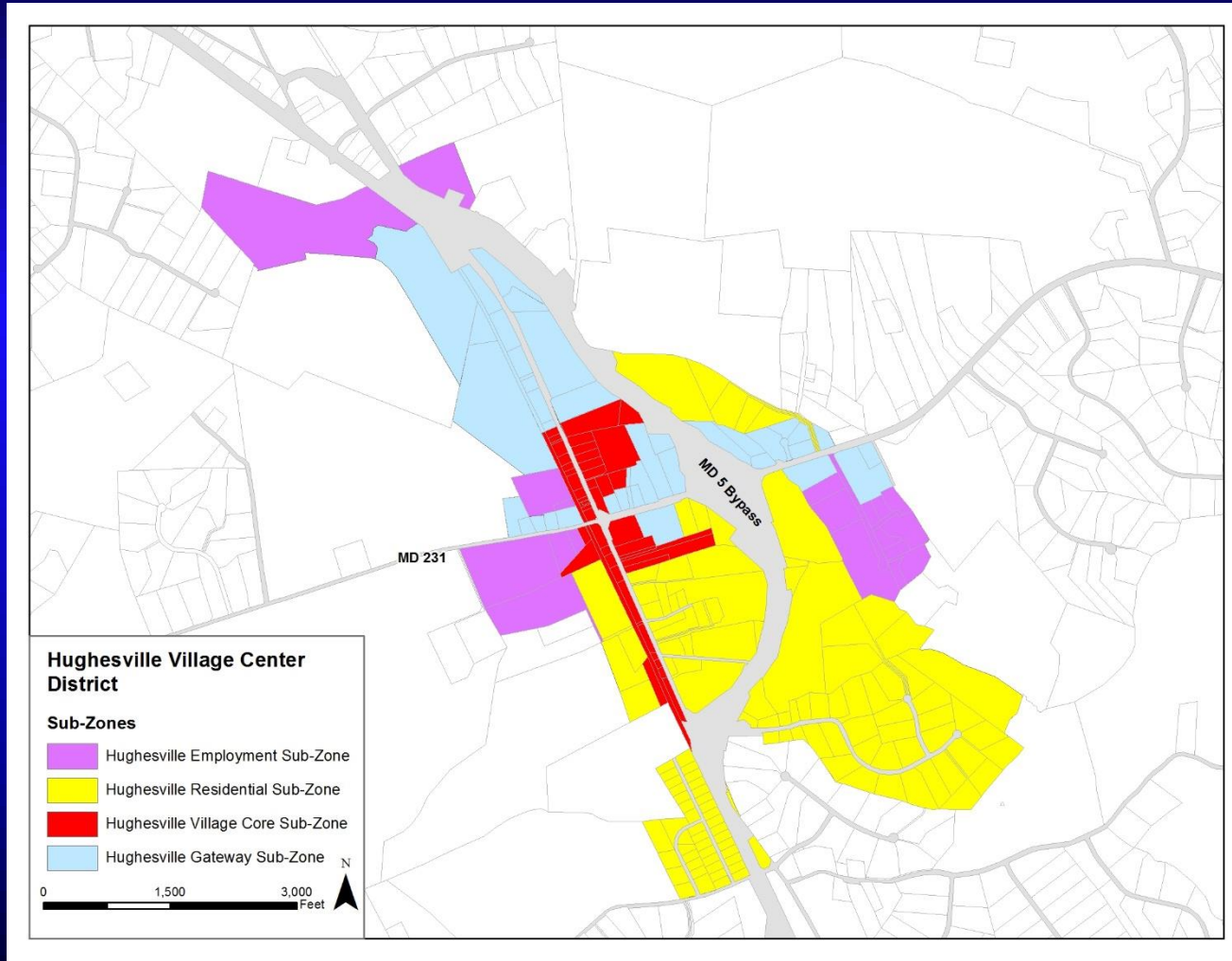
# Agricultural Uses

- ❑ Provide opportunity for agricultural enterprises – Hughesville's traditional economy
- ❑ Permitted in Gateway and Employment Sub-Zones
- ❑ Agricultural product processing, storage, distribution - Permitted with Conditions
- ❑ Slaughter/meat processing - Special Exception
- ❑ Seafood processing – Permitted with Conditions
- ❑ Conditions:
  - Local products only
  - Completely enclosed; control for noise, odors, dust
  - Must comply with all federal, state, local regulations

# Map Amendment

- Map changes follow existing village boundaries – Priority Funding Area (PFA)
- Proposed zoning does not expand the village outside the current boundaries

# Proposed Zoning Boundaries



# Site Design and Architectural Standards

- Minor revisions proposed:
  - Incorporate Hughesville Village sub-zones
  - Incorporate existing zones previously omitted
  - Other minor revisions for consistency

# Historic Preservation Brochure

- ❑ Historic Brochure - outreach for historic property owners:
  - ❑ Outlines how proposed zoning incentivizes preservation of historic structures
  - ❑ Lists existing programs and funding sources for preservation



# Next Steps

- ❑ Planning Commission review zoning package and supporting documents (A-D), consider comments received during open record period
  - A. ZTA #17-145
  - B. ZMA #17-55
  - C. SDAR Revisions
  - D. Historic preservation brochure
- ❑ Planning Commission submit recommendation on the zoning package to County Commissioners
- ❑ County Commissioners hold public hearing, then work session to adopt zoning package



**Charles County Government**  
**Department of Planning and Growth**  
**Management**

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